

## **August 31, 2006 Minutes of Bigfork Land Use Advisory Committee**

Members present: John Bourquin, Phil Hanson, Paul Guerrant, Darrel Coverdell, Shelley Gonzales, Clarice Ryan, Mary Jo Naive

Paul Guerrant moved the agenda be accepted as presented. Shelley Gonzales seconded the motion. Motion passed unanimously.

Minutes for the July 27, 2006 Regular Meeting were approved as corrected.

### **COMMITTEE REPORTS:**

#### **Steering Committee Report:**

Shelley Gonzales reported the Steering Committee was days away from final draft completion of the Bigfork Growth Plan. The draft was reviewed by Lisa Horowitz, who made several recommendations for improving the document. The committee has incorporated suggestions from Horowitz during the past 30 days. The Flathead County GIS department has prepared maps. The maps are now being categorized to be inserted into the draft. Once the draft is complete, copies will be available to BLUAC the BSC and the public.

### **NEW BUSINESS:**

#### **Preview of Saddle Horn Project:**

Doug Averill told BLUAC the Saddle Horn project would present a preliminary plat application to the Committee at the September meeting. The Flathead County Commissioners approved the Neighborhood Plan, for the 800-acre project, in 2005. Averill explained that the Quarter Circle partnership is in the process of purchasing the former Whitney property (240 acres) on the south side of Montana Hwy 209 from a developer who had intentions of developing the property with a potential density of approximately 1200 units facing the highway. The Partnership has hired Ralph Walton, of Crested Butte in Colorado, as Project Manager and an architect from Germany whose philosophy is nature and the land must dominate structures. The project will have an early pioneer perspective and is utilizing the LEED Project as a guide. LEED is a leader in energy and environmental design for environmental compatibility. The 800-acre project has been annexed into the Bigfork Water and Sewer District.

The project, for 96 units on 240 acres, will be a sustainable, fully functional community. The goal is to provide a national park setting, rather than selling to the highest bidder. Structures will blend into the environment. The highest points in the area will be designated park areas, with eight miles of trails developed throughout the 800 acres. The road design will reflect smaller country lanes rather than wide cuts through the complex. Building design will be themed after the early pioneer days with understated buildings. Consideration to land formations and views is paramount to the positioning of the structures, reminiscent of the Adirondacks, out of sight from the highway.

The development will have at least two water storage tanks. One tank is to be operated in conjunction with the Bigfork Water and Sewer District to provide additional pressure and an emergency water source for the services south of the Swan River Bridge. The project is also working on certification to use the treated water from the Bigfork Water and Sewer District in a system of ponds, waterfalls and water features throughout the project, rather than discharging the treated water into Flathead Lake.

The project will include a trading post, fire station, post office, teen center and shuttle services to area activities. Features may include a blacksmith shop, and areas for artisans such as canning and quilting arts. Included in amenities is the use of the Woods Bay Marina. The Marina will feature a public gas dock and convenience store with a small restaurant. Future plans include a small lodge for dining and other family events. Boat storage will be built in the abandoned gravel pit close to the marina, utilizing architecture that blends into the surrounding area.

## **OLD BUSINESS:**

Secretary Hanson reported that the response from the BSC Executive Committee was enthusiastic for BLUAC to use the BSC contact list and website for posting agendas and minutes of BLUAC proceedings. Pat Wagner, website manager for BSC, is looking for volunteers to assist in the maintenance of the website. She is willing to train volunteers and provide the software for website maintenance. Volunteers may contact Pat at 837-1037 or [pwagner121@centurytel.net](mailto:pwagner121@centurytel.net).

## **NEW BUSINESS:**

Copies of the proposed Bylaw changes were made available to the public. Paul Guerrant made the motion that the Bylaws be amended according to the draft document. Darrel Coverdell seconded the motion. Motion passed unanimously.

Subsequent discussion noted a spelling error on page 4, item 5. Paul Guerrant moved the draft be amended to include an "s" after "meeting" in item 5, page 4. Phil Hanson seconded the motion. Motion passed unanimously. The Secretary was asked to change the spelling accordingly and provide copies to BLUAC and forward the draft to the Flathead County Commissioners with copies to the Flathead County Planning Office and Deputy County Attorney Jonathan Smith.

Copies of the draft Policies & Procedures were made available to the public. Under discussion, correction to Definitions, page 1, "BALUP" is added to replace "Area". Shelley Gonzales moved the Policies and Procedures be adopted as corrected. Paul Guerrant seconded the motion. Motion passed unanimously.

Copies of the amended Bylaws and Policies and Procedures are available to the public by contacting Secretary, Sue Hanson at 837-5323 or [btrfly@montanasky.net](mailto:btrfly@montanasky.net).

## **ANNOUNCEMENTS:**

Kathy Robertson, member of the Flathead County Planning Board, announced a Planning Board public hearing on revisions of the Flathead County Growth Policy on September 6, 2006, 6:00 PM at the Earl Bennett Building, 1035 First Avenue West, Kalispell. She also noted the Collins Group has published an issue paper on planning. The document is available on the Flathead County Planning website: [co.flathead.mt.us/fcpz/growthpolicy.html](http://co.flathead.mt.us/fcpz/growthpolicy.html) The document is listed in the first section under "Collins".

Edd Blackler announced there is an open discussion of the Flathead County Growth Plan sponsored by the Citizens for a Better Flathead tonight, 7:00 PM at the Red Lion in Kalispell.

BLUAC: regular meeting September 28, 2006, 4:00 PM Bethany Lutheran Church.

Members of BLUAC and the public were invited to tour the Saddle Horn project. Three vans with approximately 30 folks drove through the project where specific sites were viewed and renderings of the preliminary plat application, plus future phases were available for viewing.

Meeting was adjourned at 6:45 PM.

Sue Hanson  
Secretary